

In re:  
Angie D. Valentin  
Debtor

Case No. 18-17497-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Jan 12, 2021

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 6

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 14, 2021:**

Recip ID	Recipient Name and Address
db	+ Angie D. Valentin, 4519 Higbee Street, Philadelphia, PA 19135-3628
cr	+ THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW, 302 Fellowship Road, Suite 130, Brock and Scott, PLLC, Mt. Laurel, NJ 08054, UNITED STATES 08054-1218
cr	+ The Bank Of New York Mellon Et Al, c/o THOMAS YOUNG HAE SONG, 1617 JFK Blvd. Suite 1400, Philadelphia, PA 19103-1814
cr	+ U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEH, 710 Market Street, Suite 5000, c/o REBECCA ANN SOLARZ, Philadelphia, PA 19106-2312

TOTAL: 4

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: megan.harper@phila.gov	Jan 13 2021 03:32:00	City of Philadelphia, City of Philadelphia Law Department, c/o Joshua Domer, 1401 JFK Blvd. 5th Floor, Philadelphia, PA 19102
cr	+ Email/PDF: gecsed@recoverycorp.com	Jan 13 2021 03:21:16	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 2

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 14, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 12, 2021 at the address(es) listed below:

Name	Email Address
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District/off: 0313-2

User: admin

Page 2 of 2

Date Rcvd: Jan 12, 2021

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ANDREW L. SPIVACK

on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR, ET AL.  
andrew.spivack@brockandscott.com, wbecf@brockandscott.com

ANDREW L. SPIVACK

on behalf of Creditor The Bank Of New York Mellon Et Al andrew.spivack@brockandscott.com wbecf@brockandscott.com

JACK K. MILLER

on behalf of Trustee WILLIAM C. MILLER Esq. philaecf@gmail.com, ecfemails@ph13trustee.com

JEROME B. BLANK

on behalf of Creditor The Bank Of New York Mellon Et Al jerome.blank@phelanhallinan.com

JOSEPH VACCARO

on behalf of Debtor Angie D. Valentin vaccaroescq@erielawcenter.com acevedoesq@erielawcenter.com

JOSHUA DOMER

on behalf of Creditor City of Philadelphia joshua.domer@phila.gov karenablalock@phila.gov

MARIO J. HANYON

on behalf of Creditor The Bank Of New York Mellon Et Al mario.hanyon@brockandscott.com wbecf@brockandscott.com

REBECCA ANN SOLARZ

on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE  
CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-3 bkggroup@kmlawgroup.com

ROBERT J. DAVIDOW

on behalf of Creditor The Bank Of New York Mellon Et Al robert.davidow@phelanhallinan.com

THOMAS YOUNG.HAE SONG

on behalf of Creditor The Bank Of New York Mellon Et Al paeb@fedphe.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

WILLIAM C. MILLER, Esq.

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 13

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**  
*Philadelphia Division*

IN RE:  
ANGIE D. VALENTIN DBA UNITY  
INVESTMENTS, LLC  
Debtor

Case No. 18-17497-amc

THE BANK OF NEW YORK MELLON, F/K/A  
THE BANK OF NEW YORK AS SUCCESSOR  
IN INTEREST TO JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR NOVASTAR  
MORTGAGE FUNDING TRUST, SERIES 2005-  
1, NOVASTAR HOME EQUITY LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2005-1,  
Movant

## Chapter 13

V.  
ANGIE D. VALENTIN DBA UNITY  
INVESTMENTS, LLC  
WILLIAM CLAUDIO (NON-FILING CO-  
DEBTOR)  
WILLIAM C. MILLER, ESQUIRE (TRUSTEE)  
Respondents

11 U.S.C. §362 and §1301

## ORDER MODIFYING §362 AUTOMATIC STAY AND §1301 CO-DEBTOR STAY

AND NOW, this 12th day of January, 2021, at **PHILADELPHIA**, upon Motion of (Movant), it is:

**ORDERED:** that Movant shall be permitted to reasonably communicate with Debtor(s) and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy law; and it is further;

**ORDERED** that Relief from the Automatic Stay and Co-Debtor Stay of all proceedings, as provided under 11 U.S.C. §362 and 11 U.S.C. §1301 is granted with respect to, 2137 N Hope St, Philadelphia, Pennsylvania 19122 (hereinafter the Premises) (as more fully set forth in the legal description attached to the Mortgage of record granted against the Premises), as to allow Movant, its successors or assignees, to proceed with its rights under the terms of said Mortgage; and it is further;

**ORDERED** that relief from any Co-Debtor Stay (if applicable) is hereby granted; and it is further;

**ORDERED** that Rule 4001(a)(3) is not applicable and may immediately enforce and implement this Order granting Relief from the Automatic Stay and Co-Debtor Stay; and it is further;

**ORDERED** that FEDERAL RULE OF BANKRUPTCY PROCEDURE 3002.1 is no longer applicable to Movant, its successors or assignees.

  
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Ashely M. Chan  
BANKRUPTCY JUDGE

ANGIE D. VALENTIN D/B/A UNITY INVESTMENTS, LLC  
4519 HIGBEE STREET  
PHILADELPHIA, PA 19135

ANGIE D. VALENTIN D/B/A UNITY INVESTMENTS, LLC  
2137 N HOPE ST  
PHILADELPHIA, PA 19122

WILLIAM CLAUDIO, NON-FILING CO-DEBTOR  
2137 N HOPE ST  
PHILADELPHIA, PA 19122

JOSEPH VACCARO  
5908 TORRESDALE AVENUE  
PHILADELPHIA, PA 19135

WILLIAM C. MILLER, ESQ.  
CHAPTER 13 TRUSTEE  
P.O. BOX 1229  
PHILADELPHIA, PA 19105

UNITED STATES TRUSTEE  
200 CHESTNUT STREET  
SUITE 502  
PHILADELPHIA, PA 19106